

**Application Ref:** 22/00668/WCPP

**Proposal:** Removal of Condition C6 (car park) pursuant to planning permission reference 21/00287/R3FUL

**Site:** Land At Bishops Road, Eastgate, Peterborough

**Applicant:** .  
Peterborough R&D Property Company Ltd

**Agent:** Mr Rob Riding  
Pegasus Group

**Referred by:** Councillor Christian Hogg

**Reason:** Genuine concerns have been highlighted that should be examined by committee

**Site visit:** 20.05.2022

**Case officer:** Mr Asif Ali

**Telephone No.** 01733 207123

**E-Mail:** asif.ali@peterborough.gov.uk

**Recommendation:** **GRANT** subject to relevant conditions

## 1 Description of the site and surroundings and Summary of the proposal

### Site and Surroundings

The application site is located within the identified Peterborough City Centre boundary and directly to the south of Bishops Road, a main route into the city centre from the east.

The site comprises three distinct areas: the former Worrina surface public car park which is now the site of construction of Phase 1 of the University of Peterborough (granted planning permission under application reference 20/01044/R4FUL); the current Regional Pool surface car park comprising 200 spaces; and Bishops Park, an area of largely grassed public open space.

Both within and surrounding the site are a series of mature treed shelter belts which date to the time of the Development Corporation and are intrinsic to the character of the wider area south of Bishops Road. However, none are subject to formal protection by way of a Tree Preservation Order.

Beyond Bishops Road to the north is the Bishops Creighton Primary School and residential properties in Stevenson Court, South Road and along Bishops Road. To the east is the Peterborough Regional Pool and beyond, further public open space. To the west is the Bishops Road surface car park adjacent to the Grade II Listed 'Lido'. To the south is Peterborough Sports/Athletics Ground, with the Embankment beyond, separated by a mature tree belt.

The site lies entirely within the identified Riverside North Policy Area of the Local Plan. It is not sited within any designated Conservation Areas but is in close proximity to the City Centre CA and sits within the presence/setting of the Grade I Listed Cathedral and its Precincts.

### Note

Planning permission under 21/00287/R3FUL was approved for 'Full application for the erection of a three-storey building, car parking and associated works, infrastructure and landscaping for use as a research and development building as part of the University of Peterborough. Outline application

(with all matters other than access and scale reserved) for the erection of a car park with capacity of up to 180 additional spaces, creation of a new access off Bishop's Road including the creation of a new access to the Regional Pool car park and closure of the existing access off Bishop's Road, and associated works, infrastructure and landscaping.'

Further, an application for a temporary car park on Bishops Park has been submitted under planning application reference 22/00442/R3FUL.

### Proposal

Permission is sought to remove condition C6 relating to the full element (research and development building) of planning permission 21/00287/R3FUL.

Condition C6 of the full element of 21/00287/R3FUL states the following:

*No later than 12 calendar months following first use of the building hereby permitted, a car park of no less than 128 additional spaces above and beyond the existing Regional Pool car park capacity, subject to the outline element of this permission, shall be constructed and made available for use in accordance with the reserved matters secured under condition C1 of the outline permission.*

*Reason: To ensure that adequate city centre parking capacity is available to meet the demands generated by the development and prevent undue harm to the safety of the surrounding public highway network, in accordance with Policy LP13 of the Peterborough Local Plan (2019).*

## 2 Planning History

Reference	Proposal	Decision	Date
21/00287/R3FUL	Full application for the erection of a three storey building, car parking and associated works, infrastructure and landscaping for use as a research and development building as part of the University of Peterborough. Outline application (with all matters other than access and scale reserved) for the erection of a car park with capacity of up to 180 additional spaces, creation of a new access off Bishop's Road including the creation of a new access to the Regional Pool car park and closure of the existing access off Bishop's Road, and associated works, infrastructure and landscaping.	Permitted	18/06/2021
21/01052/NONMAT	Non-material amendment to vary condition C2 of the full element of planning permission reference 21/00287/R3FUL to reduce the building footprint, re-site the building westwards and create additional landscaped area	Determined	02/08/2021

## 3 Planning Policy

Decisions must be taken in accordance with the development plan policies below, unless material considerations indicate otherwise.

## **Planning (Listed Building and Conservation Areas) Act 1990**

**Section 66 – General duty as respects listed buildings in exercise of planning functions**

**Section 72 – General duty as respects conservation areas in exercise of planning functions**

## **National Planning Policy Framework (2021)**

Paragraph 38 – Decision-making

Chapter 6 – Building a strong, competitive economy

Chapter 8 – Promoting healthy and safe communities

Chapter 9 – Promoting sustainable transport

Chapter 12 – Achieving well-designed places

Chapter 14 – Meeting the challenge of climate change, flooding and coastal change

Chapter 15 – Conserving and enhancing the natural environment

Chapter 16 – Conserving and enhancing the historic environment

## **Peterborough Local Plan 2016 to 2036 (2019)**

LP4: Spatial Strategy for Employment, Skills and University Development

LP6: The City Centre – Overarching Strategy

LP13: Transport

LP16: Design and the Public Realm

LP17: Amenity Provision

LP19: The Historic Environment

LP22: Green Infrastructure Network

LP28: Biodiversity and Geological Conservation

LP29: Trees and Woodland

LP32: Flood and Water Management

LP33: Development on Land Affected by Contamination

LP51: Riverside North Policy Area

## **Peterborough Flood and Water Management SPD (2019)**

## **Peterborough Green Infrastructure and Biodiversity SPD (2019)**

## **4 Consultations/Representations**

### **Natural England - Consultation Service**

Not able to fully assess the potential impacts of this proposal on statutory nature conservation sites or protected landscapes or provide detailed advice on the application.

The lack of detailed from Natural England does not imply that there are no impacts on the natural environment. It is for the local authority to determine whether or not the proposal is consistent with national and local environmental policies.

### **PCC Wildlife Officer**

No further comments.

### **PCC Peterborough Highways Services (Final)**

No objection subject to the delivery of the 128-space car park approved under planning consent 22/00442/R3FUL.

### **PCC Pollution Team**

No objections.

### **Archaeological Officer**

No objection subject to conditions.

### **Lead Local Drainage Authority**

No comments.

### **Local Residents/Interested Parties**

Initial consultations: 101

Total number of responses: 4

Total number of objections: 4

Total number in support: 0

Four comments were received in objection to the proposal, and can be summarised as follows:

- We had reassurances from the council that Bishops Park would not be turned into a car park.
- Do not build any type of car park, permanent or temporary, on the residential area of Bishops Road. Noise and pollution and traffic are all bad and this will make everything worse.
- Any type of car parking infrastructure should be built close to the roundabout on Bishops Road where there are no residences or on the embankment side.

## **5 Assessment of the planning issues**

This application seeks to remove condition C6 of the full element of planning permission 21/00287/R3FUL. There have been no material changes to the context of the application site or adopted planning policy. Therefore, the material planning considerations relevant to this variation are only adequate city centre parking capacity and safety of the surrounding public highway network. There is no need for all other material considerations pertaining to the original permission to be revisited.

The applicant has submitted a Transport Assessment which demonstrates that parking demand during 2022 can be adequately catered for by the available city centre car parking, however, by September 2023 when the second academic year occupies the Phase 1 building, parking demand is expected to exceed supply and would therefore require access to additional car parking.

Rather than this additional parking coming forward as a multi-storey car park as secured under the outline element of the parent permission, the Council is progressing a temporary (5 years) surface car park elsewhere on the Embankment, further to the east. Planning permission is due to be granted for this in tandem with the determination of this application. The intention is thereafter for the emerging masterplan of the University site to comprehensively deal with parking relating to all phases of the University and permanently.

A condition will therefore be appended onto the decision notice to ensure that a car park for 128 car parking spaces shall be provided within the city centre of Peterborough to ensure that there is adequate city centre parking capacity available to meet the demands generated by the development and prevent undue harm to the safety of the surrounding public highway network. The Local Highway Authority raised no objections to the application subject to the delivery of the 128-space car park being considered under planning application reference 22/00442/R3FUL.

Subject to the removal of condition C6 and the additional of a new condition instead of C6 which will secure the provision of a 128-space car park in the city centre of Peterborough, it is considered that the proposal would not result in an adverse level of harm to city centre parking capacity as well as the safety of the surrounding public highway network in accordance with Policy LP13 of the Peterborough Local Plan (2019).

Procedurally, as this permission would grant a new planning permission, for the avoidance of doubt all conditions attached to the parent permission (both full and outline) shall be reapplied and amended according to those which have been discharged.

## 6 Recommendation

The Executive Director of Place and Economy recommends that Amendment to an existing Planning Permission is **GRANTED** subject to the following conditions.

**The following conditions relate to the full element of this permission only (Phase 2 building development):**

- C 1 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason: In accordance with Section 91 of the Town and Country Planning Act 1990 (as amended).

- C 2 The development hereby permitted shall be carried out in accordance with the following drawings:

- Proposed Block Plan (drawing number UOP002-MCW-ZZ-00-DR-A-0105 Revision P04) (Received 08.07.21);
  - Proposed Ground Floor Plan (drawing number UOP002-MCW-ZZ-00-DR-A-0110 Revision P12 S2) (Received 08.07.21);
  - Proposed First Floor Plan (drawing number UOP002-MCW-ZZ-01-DR-A-0111 Revision P12 S2) (Received 08.07.21);
  - Proposed Second Floor Plan (drawing number UOP002-MCW-ZZ-02-DR-A-0112 Revision P13 S2) (Received 08.07.21);
  - Proposed Roof Plan (drawing number UOP002-MCW-ZZ-RF-DR-A-0113 Revision P12 S2) (Received 08.07.21);
  - Proposed North Elevation (drawing number UOP002-MCW-ZZ-ZZ-DR-A-0130 Revision P08 S2) (Received 08.07.21);
  - Proposed East Elevation (drawing number UOP002-MCW-ZZ-ZZ-DR-A-0131 Revision P08 S2) (Received 08.07.21);
  - Proposed South Elevation (drawing number UOP002-MCW-ZZ-ZZ-DR-A-0132 Revision P08 S2) (Received 08.07.21);
  - Proposed West Elevation (drawing number UOP002-MCW-ZZ-ZZ-DR-A-0133 Revision P08 S2) (Received 08.07.21);
  - Proposed Section AA (drawing number UOP002-MCW-ZZ-ZZ-DR-A-0150 Revision P09 S2) (Received 08.07.21);
  - Proposed Section BB (drawing number UOP002-MCW-ZZ-ZZ-DR-A-0151 Revision P08 S2) (Received 08.07.21);
  - Existing Block Plan (drawing number UOP002-MCW-ZZ-00-DR-A-9901 Revision P05);
- and
- Existing Site Plan (drawing number UOP002-MCW-CP-00-DR-A-9904 Revision P02).

Reason: For the avoidance of doubt and in the interests of proper planning.

- C 3 Prior to their installation, details of all external materials to be used on the building shall be submitted to and approved in writing by the Local Planning Authority. The details submitted for approval shall include the name of the manufacturer, the product type, colour (using BS4800) and reference number. The development shall not be carried out except in accordance with the approved details.

Reason: For the Local Planning Authority to ensure a satisfactory external appearance, in accordance with Policies LP16 and LP19 of the Peterborough Local Plan (2019).

- C 4 Notwithstanding the submitted information, no land raising, with the exception of that associated with landscaping, is permitted and the finished floor levels of the development shall be no more than 340mm above existing ground levels.

Reason: In order to protect and safeguard the amenities of the surrounding area, in accordance with Policies LP16 and LP19 of the Peterborough Local Plan (2019).

- C 5 All vehicles leaving the site during the period of construction shall pass through wheel cleaning equipment and enter the public highway in a clean condition, free of any debris or slurry which could fall onto the public highway. The wheel cleaning equipment shall be retained on site in full working order throughout the duration of construction works.

Reason: In the interests of highway safety, in accordance with Policy LP13 of the Peterborough Local Plan (2019).

- C 6 No later than 12 calendar months following first use of the building hereby permitted, a car park of no less than 128 vehicle spaces within the city centre of Peterborough, shall be constructed and made available for use.

Reason: To ensure that adequate city centre parking capacity is available to meet the demands generated by the development and prevent undue harm to the safety of the surrounding public highway network, in accordance with Policy LP13 of the Peterborough Local Plan (2019).

- C 7 Prior to first use of the building hereby permitted, the areas shown on drawing number UOP002-MCW-CP-00-DR-A-0105 Revision P04 (Received 08.07.21) 'Proposed Block Plan', for the purposes of the access, parking and turning of vehicles, shall be laid out, surfaced and made available for use. Thereafter, those areas shall not be used for any purpose other than the access, parking and turning of vehicles in connection with the use of the University and/or development hereby permitted.

Reason: To ensure the development is provided with satisfactory access, parking and turning in the interests of highway safety, in accordance with Policy LP13 of the Peterborough Local Plan (2019).

- C 8 Prior to first use of the development by students, a parking management plan shall be submitted to and approved in writing by the Local Planning Authority. The plan shall include, where applicable:

- Measures for the control and limitation of car park usage;
- Allocation and demarcation of parking bays for each user type (staff, students and visitors);
- Allocation and demarcation of electric vehicle charging points;
- A Charging regime;
- Methods of payment, ticketing and/or permits; and
- Method of securing the site out of hours.

The approved parking management plan shall be implemented in full prior to first use of the development by students. It shall thereafter be maintained in perpetuity.

Reason: In order to control the demand for on-site parking which is limited and in the interests of highway safety, in accordance with Policy LP13 of the Peterborough Local Plan (2019).

C 9 Notwithstanding the submitted details and prior to first occupation of the development hereby permitted, a cycle parking scheme for 54 bicycles shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall be based upon the cycle parking locations shown on drawing number UOP002-MCW-CP-00-DR-A-0105 Revision P04 (Received 08.07.21) and include:

- the design of secure cycle shelters; and
- a timetable for the provision of the cycle parking.

The cycle parking shall be implemented in accordance with the approved scheme, including the timetable contained therein. Thereafter, the cycle parking shall be retained in perpetuity.

Reason: In the interest of ensuring that the site is served by sufficient cycle parking and to promote more sustainable methods of travel to/from the site, in accordance with Policy LP13 of the Peterborough Local Plan (2019).

C10 The initiatives and action plan to reduce travel by private motor vehicle set out within the submitted 'Framework Travel Plan' (reference UOP0002-TTC-ZZ-XX-RP-T-0002-S4-P02 Revision P03) and Travel Plan: Addendum Ref: UOP0002-TTC-ZZ-XX-RP-T-0007-S4-P02 (dated 21.06.21) shall be implemented in accordance with the timetable contained therein. Thereafter, the Travel Plan shall be monitored and updated in accordance with the details set out in the Framework Travel Plan.

Reason: To reduce travel to/from the site by private motor vehicle, reduce demand upon city centre parking and encourage more sustainable methods of travel, in accordance with Policy LP13 of the Peterborough Local Plan (2019).

C11 The development hereby permitted shall not be occupied unless and until the sustainable drainage scheme for the site has been completed in accordance with the following:

- Flood Risk and Drainage Strategy Report (Smith and Wallwork Engineers, reference UOP002-SAW-ZZ-XX-RP-C-0005 Revision P03, dated 14 April 2021);
- Flood Risk and Drainage Strategy Addendum (Smith and Wallwork Engineers, reference UOP002-SAW-ZZ-XX-RP-C-0008 P02, dated 21.06.21);
- Letter from Smith and Wallwork Engineers dated 18 May 2021 (reference UOP002-SAW-ZZ-ZZ-CO-C-002 Revision P01);
- Proposed Roof Plan (drawing number UOP002-MCW-ZZ-RF-DR-A-0113 Revision P12 S2) (Received 08.07.21);
- Below Ground Foul and Surface Water Layout (Site Wide) (drawing number UOP002-SAW-ZZ-ZZ-DR-C-5201 Revision P04).

Thereafter, the sustainable drainage scheme shall be managed and maintained in accordance with the submitted 'Foul and Surface Water Drainage Operation and Maintenance Document' (Smith and Wallwork Engineers, reference UOP002-SAW-ZZ-XX-RP-C-0006 Revision P02, dated 18 May 2021) in perpetuity.

Reason: To ensure that the proposed development can be adequately drained and to ensure that there is no flood risk on or off the site resulting from the proposed development,

in accordance with Policy LP32 of the Peterborough Local Plan (2019) and the Peterborough Flood and Water Management SPD (2019).

- C12 The development hereby permitted shall be carried out in strict accordance with the submitted 'Arboricultural Impact Assessment and Method Statement (Amended March 2021)' (Cantia Arboricultural Services reference CAS/2021/114) including drawing number CAS/2021/114 'Tree Protection Plan (Revised)'.

Reason: In order to protect and safeguard the amenities of the area and ensure that trees of key amenity value are preserved, in accordance with Policies LP16 and LP29 of the Peterborough Local Plan (2019).

- C13 (a) Notwithstanding the submitted details and prior to first occupation of the development hereby permitted, a scheme for the hard and soft landscaping of the site shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall include details of the following:

- i) Planting plans including retained trees, species, numbers, size and density of planting;
- ii) All boundary treatments which, if impenetrable, must include adequately sized gaps for the movement of hedgehogs at a spacing of 10 metre intervals;
- iii) Surfacing of all access, parking and vehicle turning areas;
- iv) Surfacing of all pedestrian access and circulation areas;
- v) Street furniture; and
- vi) Closed circuit television (CCTV) provision.

The approved hard landscaping scheme (boundary treatments, surfacing, street furniture and CCTV) shall be carried out in full prior to first occupation of the development.

The soft landscaping (planting) shall be carried out no later than the first available planting season following first occupation of the development, or alternatively in accordance with a timetable for landscape implementation which has first been submitted to and approved in writing by the Local Planning Authority.

(b) Any trees, shrubs or hedges forming part of the approved landscaping scheme that die, are removed or become diseased within five years of the implementation of the landscaping scheme shall be replaced during the next available planting season by the developers, or their successors in title with an equivalent size, number and species to those being replaced. Any replacement trees, shrubs or hedgerows dying within five years of planting shall themselves be replaced with an equivalent size, number and species.

Reason: In the interests of the visual amenity and security of the surrounding area, mitigation of the tree removal permitted and the enhancement of biodiversity, in accordance with Policies LP16, LP19, LP28 and LP29 of the Peterborough Local Plan (2019) and the Peterborough Green Infrastructure and Biodiversity SPD (2019).

- C14 Prior to first occupation of the development hereby permitted, a scheme for the external lighting of the site shall be submitted to and approved in writing by the Local Planning Authority. The lighting shall not exceed the obtrusive light limits specified in environmental zone E3 of the Institution of Lighting Professionals document 'Guidance Notes for the Reduction of Obtrusive Light: Guidance Note 01:20'.

In the event of any reasonable light pollution complaint being received by the Local Planning Authority, the Developer or their successors in Title, shall be required to undertake a full lighting assessment to demonstrate compliance with the above limits and

submit this within 28 days of notice issued by the Local Planning Authority. Should such an assessment fail to demonstrate compliance, further mitigation measures shall be submitted alongside the light assessment and implemented in accordance with the submitted details within 28 days of approval by the Local Planning Authority.

Reason: To ensure no unacceptable harm results from external lighting upon neighbouring residential properties or protected species and habitat which surround the site, in accordance with Policies LP17, LP22 and LP28 of the Peterborough Local Plan (2019) and the Peterborough Green Infrastructure and Biodiversity SPD (2019).

- C15 No development shall take place unless and until a further detailed badger survey has been undertaken as described within paragraph 4.55 of the submitted 'Ecological Assessment' (Land Use Consultants Ltd, reference UOP002-LUC-ZZ-XX-RP-EC-0001, dated 12 April 2021). In the event that badgers are discovered within the impact area of the development, then no development shall take place unless and until the relevant protected species license has been obtained and evidence of such submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure that no harm results to protected species, in accordance with Policy LP28 of the Peterborough Local Plan (2019), the Protection of Badgers Act (1992) and the Peterborough Green Infrastructure and Biodiversity SPD (2019). This is a pre-commencement condition to ensure that no badgers move into the risk area of the development in the intervening period from when the ecological assessment was undertaken to when development commences.

- C16 The development hereby permitted shall be carried out in accordance with the submitted Bat Survey Report (LUC, Version 1, June 2020) and the species/habitat mitigation measures set out within the submitted 'Ecological Assessment' (Land Use Consultants Ltd, reference UOP002-LUC-ZZ-XX-RP-EC-0001, dated 12 April 2021).

Throughout the period of construction works, all construction trenches shall be covered overnight and a method of escape for mammals, specifically hedgehogs, shall be provided to each trench.

Reason: In the interest of preserving the biodiversity value of the site and protected species, in accordance with Policies LP22 and LP28 of the Peterborough Local Plan (2019) and the Peterborough Green Infrastructure and Biodiversity SPD (2019).

- C17 The development hereby permitted shall be carried out in strict accordance with the submitted Phase 2 Contamination Assessment Report (Ground Engineering, reference C14884A, dated January 2020), in particular the soil gas mitigation which requires the use of a well-constructed concrete floor and gas resistant membrane. The mitigation measures shall thereafter be retained and maintained in perpetuity.

Reason: In the interest of protecting the amenity of future occupiers, in accordance with Policies LP17 and LP33 of the Peterborough Local Plan (2019) and Paragraph 180 of the National Planning Policy Framework (2019).

- C18 Upon completion of mitigation, a copy of a closure report shall be submitted to the Local Planning Authority. The report shall provide verification that the required works regarding contamination have been carried out in accordance with the submitted Phase 2 Contamination Assessment Report (Ground Engineering, reference C14884A, dated January 2020) and results of all post-remediation sampling and monitoring.

Reason: To provide verification that the required remediation has been carried out to appropriate standards, in accordance with Policy LP33 of the Peterborough Local Plan (2019) and Paragraph 180 of the National Planning Policy Framework (2019).

- C19 If, during development, contamination not previously considered is identified, then the Local Planning Authority shall be notified immediately and no further work shall be carried out until a method statement detailing a scheme for dealing with the suspect contamination has been submitted to and agreed in writing with the Local Planning Authority. The development shall thereafter not be carried out except in complete accordance with the approved scheme.

Reason: To ensure all contamination within the site is dealt with such that no risk to human health or controlled waters results, in accordance Policy LP33 of the Peterborough Local Plan (2019) and paragraphs 178-180 of the National Planning Policy Framework (2019).

- C20 a) The noise mitigation measures set out within the submitted Noise Assessment (Anderson Acoustics, reference 4938\_001R\_1-0\_MR Phase 2) shall be implemented in full prior to first occupation of the development hereby permitted. The glazing shall be in accordance with requirements detailed in 'Table 4.1' Minimum external glazing requirements (page 14) and the ventilation scheme shall be implemented in accordance with Section 4.2. Thereafter, all noise mitigation shall be retained and maintained as such in perpetuity.

b) In the event that building occupation alters from an open plan office style, prior to first occupation of any internal layout revision, the Developer or their successors in Title, shall submit a revised glazing and ventilation scheme that accords with the specified internal noise levels contained within BS 8233:2014 'Guidance on sound insulation and noise reduction for buildings' (or any Standard replacing that Standard in part or whole, and with or without modification). Thereafter, the revised glazing and ventilation scheme shall be implemented in full prior to first occupation of any internal layout revision.

Reason: To ensure that the future occupiers of the development are not subject to unacceptable noise disturbance, in accordance with Policy LP17 of the Peterborough Local Plan (2019) and paragraph 180 of the National Planning Policy Framework (2019).

- C21 The rating level of noise emitted from any external plant/machinery (such as air conditioning units) shall not exceed the cumulative limits of 49dB LAeq (1hr) between 07.00hrs and 23.00hrs and 35dB LAeq (15mins) at all other times. The noise levels shall be determined at the nearest noise sensitive premises, and in accordance with British Standard 4142:2014 'Methods for rating and assessing industrial and commercial sound' (or any Standard replacing that Standard in part or whole, and with or without modification).

A relaxation of +10 dB LAeq above these criteria is allowed for the operation of the emergency generator for a period of no more than 48 hours.

In the event of any reasonable noise complaint being received by the Local Planning Authority, the Developer or their successors in Title, shall be required to undertake a full noise assessment to demonstrate compliance with the above noise limit and submit this within 28 days of notice issued by the Local Planning Authority. Should such an assessment fail to demonstrate compliance, further mitigation measures shall be submitted alongside the noise assessment and implemented in accordance with the submitted details within 28 days of approval by the Local Planning Authority.

Reason: In the interests of preserving the amenities of neighbouring occupants, in accordance with Policy LP17 of the Peterborough Local Plan (2019) and paragraph 180 of the National Planning Policy Framework (2019).

C22 Prior to the installation and use of any mechanical plant, the following details shall be submitted to and approved in writing by the Local Planning Authority:

- operating hours;
- location within the site or on the building;
- sound power level(s);
- frequency spectrum;
- impact upon the cumulative noise level at the nearest noise sensitive receptor (residential property); and
- where necessary, attenuation/mitigation measures.

The noise levels shall be determined in accordance with British Standard 4142:2014 'Methods for rating and assessing industrial and commercial sound' (or any Standard replacing that Standard in part or whole, and with or without modification).

The mechanical plant shall be installed in accordance with the approved details and thereafter maintained and retained as such in perpetuity.

Reason: In the interests of preserving the amenities of neighbouring occupants, in accordance with Policy LP17 of the Peterborough Local Plan (2019).

C23 The development hereby permitted shall be used as a research and development facility and/or a higher education University and associated ancillary functions only within Classes E(g) of Part A and F.1(a) of Part B of Schedule 2 of the Town and Country Planning (Use Classes) Order 1987 (or any provision equivalent to that class in any statutory instrument revoking and re-enacting that Order with or without modification) only, and notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any statutory instrument or Order revoking and re-enacting that Order with or without modification).

Reason: The development has only been considered acceptable in light of the specific uses proposed and further assessment would be required should the use alter.

**The following conditions relate to the outline element of this permission only (car park development):**

C1 Approval of details of the appearance, landscaping and layout of the development (hereinafter called 'the reserved matters') shall be obtained from the Local Planning Authority in writing before any development is commenced.

Reason: To ensure that the development meets the policy standards required by the development plan and any other material considerations including national and local policy guidance, and in accordance with the provisions of Section 92 of the Town and Country Planning Act 1990 (as amended).

- C2 The plans and particulars of the reserved matters referred to in condition C1 above, relating to the appearance, landscaping and layout, shall be submitted in writing to the Local Planning Authority and shall be carried out as approved.

Reason: To ensure that the development meets the policy standards required by the development plan and any other material considerations including national and local policy guidance, and in accordance with the provisions of Section 92 of the Town and Country Planning Act 1990 (as amended).

- C3 Application for approval of the reserved matters shall be made to the Local Planning Authority before the expiration of three years from the date of this permission.

Reason: In accordance with the provisions of Section 92 of the Town and Country Planning Act 1990 (as amended).

- C4 The development hereby permitted shall be begun either before the expiration of five years from the date of this permission or before the expiration of two years from the date of approval of the last of the reserved matters to be approved, whichever is the later.

Reason: In accordance with the provisions of Section 92 of the Town and Country Planning Act 1990 (as amended).

- C5 The plans and particulars to be submitted under the provisions of condition C1 above shall accord with the parameters shown on the following drawings:

- Parameters Plan Access and Movement (drawing number MCW-ZZ-XX-DI-A-0011 Revision P02);
- Parameters Plan View and Aspect (drawing number MCW-ZZ--XX-DI-A-0012 Revision P02); and
- Parameters Plan Height (drawing number MCW-ZZ-00-DI-A-0013 Revision P02).

Reason: To restrict the development to that which was applied for and for which the impacts have been assessed, and to ensure that the development meets the policy standards required by the development plan and any other material considerations including national and local policy guidance.

- C6 Prior to their installation, details of all external materials to be used in the development shall be submitted to and approved in writing by the Local Planning Authority. The details submitted for approval shall include the name of the manufacturer, the product type, colour (using BS4800) and reference number. The development shall not be carried out except in accordance with the approved details.

Reason: For the Local Planning Authority to ensure a satisfactory external appearance, in accordance with Policies LP16 and LP19 of the Peterborough Local Plan (2019).

- C7 No development shall take place unless and until a programme of archaeological work, including a Written Scheme of Investigation, has been submitted to and approved in writing by the Local Planning Authority. No development shall take place unless in complete accordance with the approved scheme. The approved scheme shall be implemented in full including any post development requirements e.g. archiving and submission of final reports.

Reason: To secure the obligation on the planning applicant or developer to mitigate the impact of their scheme on the historic environment when preservation in situ is not possible, in accordance with Policy LP19 of the Peterborough Local Plan (2019) and Chapter 16 of the National Planning Policy Framework (2019). This is a pre-commencement condition to ensure that no groundworks take place which may result in harm to potential buried heritage assets.

- C8 No development shall take place unless and until details of all existing and proposed finished building slab and site levels have been submitted to and approved in writing by the Local Planning Authority. Thereafter, the development shall be carried out in accordance with the approved details.

Reason: In order to protect and safeguard the amenities of the surrounding area, in accordance with Policies LP16 and LP19 of the Peterborough Local Plan (2019). This is a pre-commencement condition to ensure that no groundworks take place which result in finished levels which result in unacceptable harm to the visual amenity of the surrounding area.

- C9 All vehicles leaving the site during the period of construction shall pass through wheel cleaning equipment and enter the public highway in a clean condition, free of any debris or slurry which could fall onto the public highway. The wheel cleaning equipment shall be retained on site in full working order throughout the duration of construction works.

Reason: In the interests of highway safety, in accordance with Policy LP13 of the Peterborough Local Plan (2019).

- C10 Prior to first use of the development hereby permitted, the revised vehicular access onto Bishops Road shown on drawing number UOP0002-TTC-ZZ-00-DR-T-0101-S4-P04 'Proposed Access Arrangements Sheet 1 of 4' contained within Appendix D of the submitted Transport Assessment (reference UOP0002-TTC-ZZ-XX-RP-T-0001-S4-P03) shall be constructed and made available for use.

Reason: In the interests of highway safety, in accordance with Policy LP13 of the Peterborough Local Plan (2019).

- C11 Prior to first use of the revised vehicular access hereby permitted, a scheme of off-site highway works relating to construction of that access shall be submitted to and in writing by the Local Planning Authority. The approved off-site highway works shall be implemented in full prior to first use of the vehicular access.

Reason: In the interests of highway safety, in accordance with Policy LP13 of the Peterborough Local Plan (2019).

- C12 Prior to first use of the revised vehicular access hereby permitted, the vehicle-to-vehicle visibility splays shown on drawing number UOP0002-TTC-ZZ-00-DR-T-0101-S4-P04 'Proposed Access Arrangements Sheet 2 of 4' contained within Appendix D of the submitted Transport Assessment (reference UOP0002-TTC-ZZ-XX-RP-T-0001-S4-P03) shall be provided. Thereafter, those splays shall be kept clear of any obstruction above a height of 60mm from ground level in perpetuity.

Reason: In the interests of highway safety, in accordance with Policy LP13 of the Peterborough Local Plan (2019).

C13 Prior to first use of the revised vehicular access hereby permitted, a scheme for the permanent closure of the existing access serving the Reginal Pool car park shall be submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be carried out no later than 3 months of the revised access being brought in to use, or in accordance with a timetable first submitted to and approved in writing by the Local Planning Authority. Suitable temporary barriers shall be placed as an interim measure, as required.

Reason: In the interests of highway safety, in accordance with Policy LP13 of the Peterborough Local Plan (2019).

C14 No development shall take place unless and until a detailed sustainable surface water drainage scheme has been submitted to and approved in writing by the Local Planning Authority. The scheme shall broadly accord with the principles set out in the submitted 'Flood Risk and Drainage Strategy Report' (Smith and Wallwork Engineers, reference UOP002-SAW-ZZ-XX-RP-C-0005 Revision P03, dated 14 April 2021) and include, but not limited to:

- The proposed connection point and discharge rate into the surface water sewer;
- Written confirmation that Anglian Water accepts the proposed connection and discharge rate;
- Results of the infiltration testing and details of the groundwater level for the car park site. If infiltration is shown not to be viable, then the surface water drainage strategy referred to above shall be amended to reflect this;
- A surface water drainage strategy plan;
- Hydraulic calculations;
- Overland flood flow and exceedance routes;
- Construction details of all drainage assets; and
- Maintenance and management schedules for all drainage assets, which includes details of the parties responsible for said maintenance.

The sustainable drainage scheme shall be constructed in full prior to first use of the development and thereafter managed and maintained in accordance with the approved maintenance and management schedules in perpetuity.

Reason: To ensure that the proposed development can be adequately drained and to ensure that there is no flood risk on or off the site resulting from the proposed development, in accordance with Policy LP32 of the Peterborough Local Plan (2019) and the Peterborough Flood and Water Management SPD (2019). This is a pre-commencement condition as no groundworks can take place unless the details of below ground drainage have been determined.

C15 The development hereby permitted shall be carried out in strict accordance with the submitted 'Arboricultural Impact Assessment and Method Statement (Amended March 2021)' (Cantia Arboricultural Services reference CAS/2021/114) including drawing number CAS/2021/114 'Tree Protection Plan (Revised)'.

Reason: In order to protect and safeguard the amenities of the area and ensure that trees of key amenity value are preserved, in accordance with Policies LP16 and LP29 of the Peterborough Local Plan (2019).

C16 a) The plans and particulars to be submitted under the provisions of condition C1 above shall include a scheme for the hard and soft landscaping of the site. The scheme shall

include details of the following:

- i) Planting plans including retained trees, species, numbers, size and density of planting;
- ii) All boundary treatments which, if impenetrable, must include adequately sized gaps for the movement of hedgehogs at a spacing of 10 metre intervals;
- iii) Surfacing of all access, parking and vehicle turning areas;
- iv) Surfacing of all pedestrian access and circulation areas;
- v) Street furniture; and
- vi) Closed circuit television (CCTV) provision.

The approved hard landscaping scheme (boundary treatments, surfacing, street furniture and CCTV) shall be carried out in full prior to first use of the development.

The soft landscaping (planting) shall be carried out no later than the first available planting season following completion of the development, or alternatively in accordance with a timetable for landscape implementation which has first been submitted to and approved in writing by the Local Planning Authority.

(b) Any trees, shrubs or hedges forming part of the approved landscaping scheme that die, are removed or become diseased within five years of the implementation of the landscaping scheme shall be replaced during the next available planting season by the developers, or their successors in title with an equivalent size, number and species to those being replaced. Any replacement trees, shrubs or hedgerows dying within five years of planting shall themselves be replaced with an equivalent size, number and species.

Reason: In the interests of the visual amenity and security of the surrounding area, mitigation of the tree removal permitted and the enhancement of biodiversity, in accordance with Policies LP16, LP19, LP28 and LP29 of the Peterborough Local Plan (2019) and the Peterborough Green Infrastructure and Biodiversity SPD (2019).

- C17 Prior to first use of the development hereby permitted, a scheme for the external lighting of the site shall be submitted to and approved in writing by the Local Planning Authority. The lighting shall not exceed the obtrusive light limits specified in environmental zone E3 of the Institution of Lighting Professionals document 'Guidance Notes for the Reduction of Obtrusive Light: Guidance Note 01:20'.

In the event of any reasonable light pollution complaint being received by the Local Planning Authority, the Developer or their successors in Title, shall be required to undertake a full lighting assessment to demonstrate compliance with the above limits and submit this within 28 days of notice issued by the Local Planning Authority. Should such an assessment fail to demonstrate compliance, further mitigation measures shall be submitted alongside the light assessment and implemented in accordance with the submitted details within 28 days of approval by the Local Planning Authority.

Reason: To ensure no unacceptable harm results from external lighting upon neighbouring residential properties or protected species and habitat which surround the site, in accordance with Policies LP17, LP22 and LP28 of the Peterborough Local Plan (2019) and the Peterborough Green Infrastructure and Biodiversity SPD (2019).

- C18 No development shall take place unless and until a further detailed badger survey has been undertaken as described within paragraph 4.55 of the submitted 'Ecological Assessment' (Land Use Consultants Ltd, reference UOP002-LUC-ZZ-XX-RP-EC-0001, dated 12 April 2021). In the event that badgers are discovered within the impact area of the development, then no development shall take place unless and until the relevant protected species license has been obtained and evidence of such submitted to and approved in writing by

the Local Planning Authority.

Reason: To ensure that no harm results to protected species, in accordance with Policy LP28 of the Peterborough Local Plan (2019), the Protection of Badgers Act (1992) and the Peterborough Green Infrastructure and Biodiversity SPD (2019).

- C19 The development hereby permitted shall be carried out in accordance with the submitted Bat Survey Report (LUC, Version 1, June 2020) and the species/habitat mitigation measures set out within the submitted 'Ecological Assessment' (Land Use Consultants Ltd, reference UOP002-LUC-ZZ-XX-RP-EC-0001, dated 12 April 2021).

Throughout the period of construction works, all construction trenches shall be covered overnight and a method of escape for mammals, specifically hedgehogs, shall be provided to each trench.

Reason: In the interest of preserving the biodiversity value of the site and protected species, in accordance with Policies LP22 and LP28 of the Peterborough Local Plan (2019) and the Peterborough Green Infrastructure and Biodiversity SPD (2019).

- C20 No development shall take place unless and until details of a comprehensive contaminated land investigation have been submitted to and approved by the Local Planning Authority, and until the scope of works approved therein have been implemented where possible. The assessment shall include all of the following measures unless the Local Planning Authority dispenses with any such requirements in writing:

a) A Phase I desk study carried out by a competent person to identify and evaluate all potential sources of contamination and the impacts on land and/or controlled waters, relevant to the site. The desk study shall establish a 'conceptual model' of the site and identify all plausible pollutant linkages. Furthermore, the assessment shall set objectives for intrusive site investigation works/Quantitative Risk Assessment (or state if none required). Two full copies of the desk study and a non-technical summary shall be submitted to the Local Planning Authority without delay upon completion.

b) A site investigation shall be carried out to fully and effectively characterise the nature and extent of any land contamination and/or pollution of controlled waters. It shall specifically include a risk assessment that adopts the Source-Pathway-Receptor principle and takes into account the site's existing status and proposed new use. Two full copies of the site investigation and findings shall be forwarded to the Local Planning Authority.

No development shall be carried out except in accordance with the approved details.

Reason: To ensure potential risks arising from previous site uses have been fully assessed in accordance with Policy LP33 of the Peterborough Local Plan (2019) and paragraph 178 of the National Planning Policy Framework (2019). This is a pre-commencement condition because contamination must be adequately identified and remediated prior to construction works taking place to prevent risks of pollution during the ground works and construction process.

- C21 Where the risk assessment identifies any unacceptable risk or risks, an appraisal of remedial options and proposal of the preferred option to deal with land contamination and/or pollution of controlled waters affecting the site shall be submitted to and approved by the Local Planning Authority. No works, other than investigative works, shall be carried out on the site prior to receipt and written approval of the preferred remedial option by the Local Planning Authority.

No development shall be carried out except in accordance with the approved remedial details unless an alternative scheme has been submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure the proposed remediation plan is appropriate and in order to protect human health and controlled waters, in accordance with Policy LP33 of the Peterborough Local Plan (2019) and paragraph 178 of the National Planning Policy Framework (2019). This is a pre-commencement condition because contamination must be adequately remediated prior to construction works taking place to prevent risks of pollution during the ground works and construction process.

- C22 Upon completion of remediation, a copy of a closure report shall be submitted to the Local Planning Authority. The report shall provide verification that the required works regarding contamination have been carried out in accordance with the approved Method Statement(s). Post remediation sampling and monitoring results shall be included in the closure report.

Reason: To provide verification that the required remediation has been carried out to appropriate standards, in accordance with Policy LP33 of the Peterborough Local Plan (2019) and paragraph 178 of the National Planning Policy Framework (2019).

- C23 If, during development, contamination not previously considered is identified, then the Local Planning Authority shall be notified immediately and no further work shall be carried out until a method statement detailing a scheme for dealing with the suspect contamination has been submitted to and agreed in writing with the Local Planning Authority. The development shall thereafter not be carried out except in complete accordance with the approved scheme.

Reason: To ensure all contamination within the site is dealt with such that no risk to human health or controlled waters results, in accordance Policy LP33 of the Peterborough Local Plan (2019) and paragraphs 178-180 of the National Planning Policy Framework (2019).

- C24 The plans and particulars to be submitted under the provisions of condition C1 above shall include a revised air quality assessment. The assessment shall:

- report on the air quality impacts of each individual phase of the University and the cumulative impacts of all of the phases in the development which have been granted planning permission; and
- where necessary, set out appropriate mitigation measures (whether physical or administrative).

The assessment shall be completed in accordance with Environmental Protection UK (EPUK) and the Institute of Air Quality Management (IAQM) Land-use Planning and Development Control: Planning for Air Quality.

The development shall be carried out in accordance with the approved air quality assessment and any mitigation measures contained therein shall be implemented in full prior to first use of the development.

Reason: To ensure that no unacceptable impact to the amenities of neighbouring residential occupants occurs by way of harmful air quality impacts, in accordance with Policy LP17 of the Peterborough Local Plan (2019) and paragraph 181 of the National Planning Policy Framework (2019).

Copy to councillors: Councillor Amjad Iqbal.  
Councillor Mohammed Jamil.  
Councillor Alison Jones.